

City of San José, California

CITY COUNCIL POLICY

TITLE CHURCH LOCATION POLICY	PAGE 1 of 1	POLICY NUMBER 6-21
	EFFECTIVE DATE 3/19/1991	REVISED DATE
APPROVED BY Council Action – 3/19/1991		

BACKGROUND

Churches may be allowed in any zoning district with the issuance of a Conditional Use Permit, as explained in Section 20.100 of the zoning regulations of the City of San Jose.

PURPOSE

It is the purpose of this policy to specify the minimum development standards for all new church development in the City of San Jose.

POLICY

1. The proposed church and associated church uses should be located in an area that will not negatively impact the residential living environment.
2. The minimum lot size for construction of a new church facility should be one acre.
3. A 25 foot minimum building setback should be required along all property lines, particularly adjacent to residential uses. In zoning districts requiring larger setbacks, the larger setbacks will be required.
4. All setback areas along street frontages should be landscaped. In no case should front landscape areas be less than 15 feet deep. A minimum of five feet of landscaping should be provided along interior property lines. Other landscaping should be distributed within all parking areas.
5. Churches should not be located in areas with a General Plan designation of Campus Industrial.
6. Churches should not be considered as a first priority for development in industrially designated areas.
7. Churches should not be located on sites where it has been predetermined that an intensification beyond the existing development is not possible.
8. Approval of churches proposed in existing commercial areas should be evaluated primarily on the ability to provide the required on-site parking.